

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF DELAWARE**

In re:	)	
	)	Chapter 11
JOANN INC., <i>et al.</i> , <sup>1</sup>	)	Case No. 25-10068 (CTG)
	)	
Debtors.	)	(Jointly Administered)
	)	
	)	<b>Re: Docket Nos. 760, 857 &amp; 930</b>

**CERTIFICATION OF COUNSEL REGARDING FIRST NOTICE  
OF ASSUMPTION AND ASSIGNMENT OF CERTAIN  
EXECUTORY CONTRACTS AND/OR UNEXPIRED LEASES  
RELATING TO OVERLOOK VILLAGE ASHEVILLE, LLC**

The undersigned counsel to JOANN Inc. and certain of its affiliates, the debtors and debtors in possession in the above-captioned cases (collectively, the “Debtors”), hereby certifies as follows:

1. On April 28, 2025, the Debtors filed the *First Notice of Assumption and Assignment of Certain Executory Contract and/or Unexpired Leases* [Docket No. 760] (the “Assumption Notice”). On May 16, 2025, the Debtors filed the *Amended First Notice of Assumption and Assignment of Certain Executory Contracts and/or Unexpired Leases* [Docket No. 930] (the “Amended First Assumption Notice”).

2. On May 12, 2025, Overlook Village Asheville, LLC (“Overlook”), filed the *Objection of Overlook Village Asheville, LLC to First Notice of Assumption and Assignment of Certain Executory Contracts and/or Unexpired Leases* [Docket No. 857] (the “Overlook”).

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<sup>1</sup> The Debtors in these chapter 11 cases, along with the last four digits of each Debtor’s federal tax identification number, are: JOANN Inc. (5540); Needle Holdings LLC (3814); Jo-Ann Stores, LLC (0629); Creative Tech Solutions LLC (6734); Creativebug, LLC (3208); WeaveUp, Inc. (5633); JAS Aviation, LLC (9570); joann.com, LLC (1594); JOANN Ditto Holdings Inc. (9652); Dittopatterns LLC (0452); JOANN Holdings 1, LLC (9030); JOANN Holdings 2, LLC (6408); and Jo-Ann Stores Support Center, Inc. (5027). The Debtors’ mailing address is 5555 Darrow Road, Hudson, Ohio 44236.

Objection”) objecting to the assumption an assignment of a certain nonresidential real property lease to Burlington Coat Factory Warehouse Corporation (“Burlington”).

3. On June 23, 2025, the Court held a hearing to consider the Assumption Notice and the Overlook Objection (the “Hearing”). At the Hearing, the parties indicated that they would confer and submit a revised order under certification of counsel.

4. The parties have conferred and have agreed on language in a revised proposed order to address the issues discussed at the Hearing. Attached as **Exhibit A** is a revised Assumption Order (the “Revised Assumption Order”) overruling the Overlook Objection and authorizing the assumption and assignment of the Debtors’ lease with Overlook to Burlington. A redline comparing the Revised Assumption Order to the Assumption Order is attached here to **Exhibit B**.

5. Any unresolved objections and informal comments received regarding the remaining balance of the leases included in the Amended First Assumption Notice (collectively, the “Outstanding Leases”) are not included in the Revised Assumption Order. For the avoidance of doubt, the Amended First Assumption Notice remains pending, and has not been withdrawn, with respect to the Outstanding Leases. To the extent that the Debtors and the objecting landlords reach agreement with respect to any Outstanding Lease, the Debtors will submit a proposed form of order with respect to such lease.

6. Accordingly, the Debtors request entry of the Revised Assumption Order attached hereto as **Exhibit A** at the Court’s earliest convenience.

*[Remainder of this page intentionally left blank.]*

Dated: June 30, 2025  
Wilmington, Delaware

*/s/ Jack M. Dougherty*

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